

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Milwaukee**

State: **WI**

PJ's Total HOME Allocation Received: **\$117,208,980**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	99.24 %	97.41 %	2	94.94 %	91	86	
% of Funds Disbursed	95.99 %	93.34 %	2	84.35 %	96	93	
Leveraging Ratio for Rental Activities	3.01	3.62	7	4.59	30	38	
% of Completed Rental Disbursements to All Rental Commitments***	99.96 %	99.00 %	6	81.38 %	91	61	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.83 %	79.78 %	5	68.05 %	67	64	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.03 %	76.21 %	6	79.65 %	35	28	
% of 0-30% AMI Renters to All Renters***	53.71 %	50.74 %	4	44.76 %	75	68	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.28 %	86.87 %	8	94.31 %	9	12	
Overall Ranking:			In State:	4 / 10	Nationally:	67	69
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,797	\$14,394		\$25,245	2,361 Units	35.80 %	
Homebuyer Unit	\$23,529	\$13,920		\$14,395	1,426 Units	21.60 %	
Homeowner-Rehab Unit	\$19,207	\$15,572		\$20,186	2,813 Units	42.60 %	
TBRA Unit	\$0	\$2,627		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,466	\$58,784	\$20,692
State:*	\$62,962	\$71,479	\$17,382
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	15.8	14.0	23.0	0.0
Black/African American:	64.3	61.6	54.6	0.0
Asian:	0.5	2.7	2.3	0.0
American Indian/Alaska Native:	0.6	0.5	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.0	0.0	0.0
Other Multi Racial:	0.2	0.1	0.4	0.0
Asian/Pacific Islander:	0.5	1.5	0.7	0.0

ETHNICITY:

Hispanic	17.3	19.3	18.5	0.0
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HOUSEHOLD SIZE:

1 Person:	32.0	20.4	36.1	0.0
2 Persons:	25.0	20.8	24.4	0.0
3 Persons:	18.3	21.0	14.5	0.0
4 Persons:	13.6	20.4	11.2	0.0
5 Persons:	7.6	8.6	7.3	0.0
6 Persons:	2.5	5.1	4.0	0.0
7 Persons:	0.7	1.8	1.1	0.0
8 or more Persons:	0.4	1.9	1.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.8	28.6	22.5	0.0
Elderly:	7.0	9.1	36.7	0.0
Related/Single Parent:	35.7	33.3	17.9	0.0
Related/Two Parent:	14.6	25.4	15.6	0.0
Other:	7.9	3.7	7.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	6.8	2.0 [#]
HOME TBRA:	0.0	
Other:	2.6	
No Assistance:	90.6	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

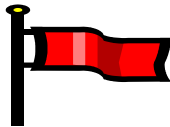
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee State: WI Group Rank: 67
 State Rank: 4 / 10 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 69
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	99.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	78.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.03	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	86.28	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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